

TOWN OF LOS GATOS FEE SCHEDULE

The following Fee Schedule is effective July 1, 2005 through June 30, 2006, unless updated by Town Council through the public hearing process. This fee schedule provides for a minimum annual adjustment for those fees that are directly related to personnel costs. Other adjustments may be made to maintain consistency with the surrounding municipalities within the Town of Los Gatos region but in no case are fees charged in excess of service delivery costs.

COMMUNITY DEVELOPMENT DEPARTMENT

The following Fee Schedule for the Community Development Department will be adjusted annually either by the December Consumer Price Index (Bureau of Labor Statistics, U.S. Department of Labor for the San Francisco/Oakland/San Jose Metropolitan Statistical Area) or by the percentage increase in actual operating costs for the current year - whichever is higher.

BUILDING DIVISION

1. General

A. Plan Copies: microfiche or other reprints sent to an outside firm	Actual cost
B. Document Storage Fee-Microfiche	Actual cost
C. Duplicate Inspection Card	\$27.00
D. Duplicate Plans Set	\$102.00/hr (½ hr min)

2. Building Permit Fees

A. <u>Permit Issuance</u>	
Fee for issuing a Building Permit	\$32.00
Additional Building Permit fee	\$10.00
B. Demolition Permit	\$184.00

C. Building Permit Fees for New Construction and Addition

The fee for each building permit shall be based upon the 1997 Uniform Building Code as amended by the 2001 California Building Code

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00

2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,00.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and over	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00 or fraction thereof

D. Building Valuation Fee

A building valuation multiplier of 2.32 shall be used in conjunction with the Building Valuation Data provided in the publication, Building Standards, published by the International Conference of Building Officials for November-December, 2002, except for Hillside Homes and Commercial Office Tenant Improvements. Their multipliers will be 3.246 and 1.16, respectively. Annually, the building permit fees will be increased by the February Annual Building Cost Index.

E. Building Permit Fees for Remodels, Alterations, and Repairs

The Building Official shall establish the valuation of said improvements, and fees will be assessed as per Schedule 2.C above.

F. Special Services & Inspections

Inspection outside normal business hours (4 hr min)	\$87.00/hr
Re-inspection fees	\$87.00/hr
Inspections for which no fee is specifically indicated	\$87.00/hr (2/hr min)
Additional plan review required by changes, additions or revisions to plans (1 hour min)	\$114.00/hr
For use of outside consultants for plan checking and/or inspections	Actual costs
Services for which no fee is specifically indicated (½ hr min)	\$98.00/hr
Permit/Plan check time extension (per permit)	\$55.00

(applies to permits that have not expired)	
Express plan review or initial review (1 hr. minimum)	\$114.00/hr
Application for the Appeals Building Board Review	\$125.00

G. Plan Review Fee

A plan review fee shall be charged at the time of filing application. This fee is separate from and shall be in addition to building permit fee. This fee is calculated at sixty-five percent (65%) of the building permit fee as per Schedule 2.C above.

H. Other Miscellaneous Factors to Determine Construction Valuation

Convert garage to habitable space	\$83.00/sq.ft
Convert unfinished basement or attic to habitable	\$90.00/sq.ft
Pools/Spas (gunite)	\$53.00/sq.ft
Siding - aluminum/vinyl/wood	\$7.00/sq.ft
Antennas & Towers	Const. Value As Applied Under 2.C Above
Commercial Awning or Canopy:	
Aluminum	\$22.00/sq.ft
Canvas	\$16.00/sq.ft
Fence or Freestanding Wall (over 6' high):	
Wood or metal	\$36.00/lf
Masonry	\$61.00/lf
Decks/Balcony	\$34.00/sq.ft
Wood Deck	\$15.00/sq.ft
Re-roofs	\$3.00/sq.ft
Retaining Walls	\$75.00/lf

3. Electrical Permit Fees

A. Permit Issuance

Fee for issuing an Electrical Permit	\$32.00
Additional Electrical Permit fee	\$10.00

B. Plan Review & Inspection Fees

Plan review fee	25% of Electrical Permit Fee
Additional plan review	\$114.00/hr
Re-inspection fee	\$87.00/hr

C. New Residential Construction

1. New buildings only, including garages	\$.10 sq.ft
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C-1 Commercial Construction

\$.06 sq.ft

D. System Fee Schedule

Private swimming pools	\$44.00
Public swimming pools	\$81.00
For alterations to existing pool, use Unit Fee Schedule E. below	
Temporary Power Poles	\$55.00
Temporary distribution system & temporary lighting	\$27.00

Installation of illuminated signs (each)	\$44.00
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E. Unit Fee Schedule

1. Receptacle, switch and lights	\$2.00
2. Residential appliances/new circuits: (cook top, oven, range, disposals, clothes dryers, or other motor operated appliances not exceeding one horsepower)	\$6.00
3. Nonresidential appliances/new circuits: (medical & dental devices, food, beverage, drinking fountains, laundry machines, or other similar equipment) Note: for other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Generators/Motors	\$7.00
4. Photovoltaic system (residential)	\$52.00
5. Solar systems (including controls)	\$52.00
6. Power apparatus (generators, transformers, A/C, heat pumps, baking equipment): Up to 10 KV, each	\$14.00
Over 10 KV not over 50 KV, each	\$22.00
Over 50 KV and not over 100 KV, each	\$44.00
Over 100 KV, each	\$60.00
7. Motors: Up to 10 hp	\$14.00
Up to 25 hp	\$22.00
Up to 55 hp	\$44.00
Over 55 ph	\$66.00
8. Transformers: Up to 5 KVA	\$14.00
Up to 10 KVA	\$22.00
Up to 50 KVA	\$38.00
Over 50 KVA	\$55.00
9. Busways/conduits (per 100 ft)	\$7.00
10. Service equipment: 200 amps or less	\$55.00
201 to 999 amps	\$76.00
Sub-panels	\$27.00
11. Installation of spas or saunas	\$27.00

F. Other Electrical Fees

Duplicate job card	\$27.00
Permit extension (applies to permits that have not expired)	\$55.00

4. Mechanical Permit Fees

A. Permit Issuance

Fee for issuing a Mechanical Permit	\$32.00
Additional Mechanical Permit fee	\$10.00

B. Plan Review & Re-inspection Fee Schedule

Plan review fee	25% of Mechanical Permit Fee
Additional plan review	\$114.00/hr
Re-inspection fee	\$87.00/hr

C. New Buildings only, including Garages \$.10/sq.ft

D. Unit Fee Schedule

1. Installation, of each heating system, A/C, boiler, compressor or air handler	\$27.00
2. Each duct repair or alteration	\$10.00
3. Each fireplace appliance	\$22.00
4. Each ventilating fan	\$10.00
5. Installation of separate flue or vents not included with the installation of an appliance	\$10.00
6. Installation of each hood with mechanical exhaust:	
Residential	\$22.00
Commercial	\$81.00
7. Each new or repair of gas piping system	\$49.00
8. Each additional gas outlet	\$16.00
9. Installation of evaporative cooler	\$22.00

E. Other Mechanical Fees

Duplicate job card	\$27.00
Permit extension (applies to permits that have not expired)	\$55.00

Plumbing Permit Fees

A. Permit Issuance

Fee for issuing a Plumbing Permit	\$32.00
Additional Plumbing Permit fee	\$10.00

B. Plan Review & Re-inspection Fee Schedule

Plan review fee	25% of Plumbing Permit Fee
Additional plan review	\$114.00/hr
Re-inspection fee	\$87.00/hr

C. New Residential Construction \$.10 sq. ft
New buildings only, including garages

D. System Fee Schedule

Private swimming pools	\$66.00
(including heater, water piping, gas piping)	
Public swimming pools	\$98.00
(including heater, water piping, gas piping)	
Lawn sprinkler system on one meter	\$27.00
Each new or repair of gas piping system	\$49.00
Each drainage, sewer system	\$27.00

Radiant floor heating system	\$81.00
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E. Unit Fee Schedule

1. Each plumbing fixture or trap or set of fixtures on one trap	\$10.00
2. Each sewer cleanout, backflow device	\$10.00
3. Each septic system abatement	\$81.00
4. Rainwater systems - per drain (inside building)	\$10.00
5. Each water heater, water softener	\$22.00
6. Each grease interceptor (750 gallon capacity)	\$55.00
7. Each grease trap (1-4 fixtures)	\$32.00
8. Residential water re-piping	\$81.00
9. Each ejector/sump pump	\$27.00
10. Each vacuum breaker/hose bib	\$10.00
11. Each water piping system repair or replacement	\$16.00
12. Each additional gas outlet	\$16.00

F. Other Plumbing Fees

Duplicate job card	\$27.00
Permit extension (applies to permits that have not expired)	\$55.00

G. State of California Title 24 Part 2 Energy and Accessibility Code and Regulation Plan Review and Inspection Fees

A surcharge shall be added to the building permit fee for the cost to plan review and inspect for compliance with State of California Title 24 Regulations. This fee is calculated at fifteen percent (15%) of the building permit fee. This fee is applied whenever a plan review is assessed.

H. Computer Surcharge on Building/Plumbing/Mechanical and Electrical Permits

4% of Permit with \$1 minimum